

**STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE LEASE OF STATE LAND  
LOCATED IN HALE COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the lease of state property will be received by the State Lands Director until April 3, 2008 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

The property, made the subject of this notice is described as follows:

A certain parcel of land located on AL Highway 25 in Newbern, Alabama, lying in Section 16, Township 19 North, Range 5 East and more particularly described as follows:

The East Half of the Northeast Quarter; the Southeast Quarter; and, the East Half of the Southwest Quarter of Section 16, Township 19 North, Range 5 East; altogether containing 320 acres, more or less, in Hale County, Alabama and being identified as Tax Parcel Number 36-18-05-16-00-000-001.000, together with all improvements thereon.

Any lease shall have the following provisions:

- 1) The lease shall be for a term of five (5) years from the date of execution without an option to renew;
- 2) Lessee shall have exclusive hunting and fishing rights to this property;
- 3) Field maintenance is required and shall include annual bush-hogging, fertilization, fence and pond upkeep;
- 4) The annual rental rate will be increased each year by three percent (3%) of the previous year's rate; and
- 5) Lessee shall provide general liability insurance in an amount of not less than \$1,000,000 naming the State as an additional insured party.

The MINIMUM BID for the lease of the subject property is set at \$8,000 for the initial year of the lease.

Each bid submitted must state the FIRST YEAR'S ANNUAL RENTAL OFFERED. Each bid must be accompanied by a certified or cashier's check in the amount of \$4,000 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposit will be applied to the first year's rental payment.

All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR LEASE OF HALE COUNTY FARM TRACT, HALE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL APRIL 3, 2008 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This lease is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher rental rate for the lease of the property with the highest bidder. No lease may be made at a rate less than the highest bid received or published minimum, whichever is highest.

The property may be inspected at any time before April 3, 2008 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this lease may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

  
James H. Griggs  
State Lands Director

2/26/2008  
Date